

FINDINGS - EXHIBIT A
SUB2015-00030 / Meglasson / COAL 15-0074

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the two proposed parcels will meet the minimum parcel size standards for the Agriculture land use category as set through the General Plan in accordance with the amended Agricultural Preserves and new Land Conservation Contracts that the Agricultural Preserve Review Committee is recommending that the Board of Supervisors approve. The new parcel configuration will be better than the current configuration because the substandard 160 acre parcel will be increased to more than 320 acres, the parcel size required by the Land Use Ordinance and amended agricultural preserves and contracts. The adjustment will not result in the creation of any additional parcels and the proposed lot line adjustment does not create more development potential than what exists today to be developed consistent with applicable County regulations. Staff has concluded that the proposed adjustment is better than the existing parcel configuration and is also consistent with both state and local law.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvement, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is exempt from and not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption].